

IN RE: PETITIONS FOR SPECIAL HEARING  
and VARIANCE – SW/S Liberty Road,  
230' NW of the c/l Chapman Road  
(9307 Liberty Road)  
2<sup>nd</sup> Election District  
2<sup>nd</sup> Council District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 02-377-SPHA

Peter H. Christ, et ux and  
Stergios Trintis, et ux, Owners;  
Formar, Inc., t/a Tom's Sports Tavern, Lessee

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Peter H. and Flora Christ, and Stergios and Katholiki Trintis, and the Contract Lessee, Formar, Inc., t/a Tom's Sports Tavern, by Thomas Forrester, through Steven D. Wyman, Esquire. The Petitioners request a special hearing to approve a use permit for commercial parking in a residential zone, and an amendment to the previously approved site plans. In addition, the Petitioners request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 301.1.A to permit a side yard setback of 3 feet in lieu of the required 22.5 feet for an outdoor patio; from Section 238.2 to permit a side yard setback of as close as 7 feet in lieu of the required 30 feet for the existing building; from Section 1B01.1.B.1.3(2) & (5) to permit a Residential Transition Area (RTA) buffer and setback of 3 feet each in lieu of the required 50-foot buffer and 75-foot setback; from Sections 238.1 and 303.2 to permit a front building setback of 51 feet in lieu of the average front building setback of 96.5 feet; and, from Section 409.6.A.2 to permit 87 parking spaces in lieu of the required 109 spaces. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Thomas Forrester, Proprietor of Tom's Sports Tavern, Lessee, Thomas J. Hoff, Registered Landscape

ORDER RECEIVED FOR FILING

Date

By

Architect, who prepared the site plan for this property, and, Steven Wyman, Esquire and Anthony J. DiPaula, Esquire, attorneys for the Petitioners. Also appearing in support of the request were E. Streichert, Carroll Brown, Jr., and Emily Wolfson, a community activist. Appearing as Protestants in the matter were Arna Y. Klohr, President of the Brice Run Neighborhood Association, Joanne L. Turnock, and Ruth A. Meerdter, all nearby residents of the area.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the southwest side of Liberty Road, just west of that road's intersection with Chapman Road in Randallstown. The property contains a gross area of .92 acres, more or less, split zoned B.R.-A.S. (.66 acres), B.R. (.18 acres), and D.R.5.5 (.08 acres), and is improved with a two-story restaurant and bar located on the front portion of the site. The restaurant/bar building features an outdoor patio, which was recently constructed and is the basis for which the instant Petitions were filed. Other improvements on the site include a 16.5' x 9' shed and a large parking field, which provides parking for 87 vehicles. The property and existing/proposed improvements are more particularly described on the site plan submitted at the hearing and in a series of photographs collectively marked as Petitioner's Exhibits 2A thru 2I and 3A through 3G.

Mr. Forrester testified that he is a former Baltimore County Police Officer and is presently co-owner and Proprietor of the business on the subject site known as Tom's Sports Tavern. Testimony indicated the property was previously owned by the Bittner family and was operated as a bar for many years; however, Mr. Forrester acquired the property and business on August 1, 2000. Mr. Forrester indicated that he has invested a significant sum in rehabilitating the property in an effort to upgrade the clientele. Apparently, the property has been a sore spot for the neighborhood for a number of years, due to alcohol and drug activity, etc.

In any event, Mr. Forrester described the operation as it presently exists. He indicated that there is seating for approximately 66 individuals in the bar/restaurant area; there are 5 tables and 38 barstools. As noted above, Mr. Forrester recently constructed a patio/deck on the northwest side of the existing building to provide an outdoor seating/dining area. Mr. Forrester described this area as a Tiki Bar and that there will be 15 barstools and seating for 25 persons. It

is anticipated that this area will be used for outdoor dining, and specifically, for steamed crabs and similar fare. Mr. Forrester also indicated that there will occasionally be a theme event held outdoors, but these activities would be limited so as to prevent adverse impacts (e.g., noise, lighting, etc.) on adjacent properties.

Mr. Hoff testified in support of the request and described the site plan and variances requested. He particularly noted the location of the drainage and utility easement/swale along the western border of the property. This swale has been used for drainage over the years. Mr. Hoff also described the improvements to the site through the photographs submitted. In his judgment, a grant of the variances is appropriate and will not detrimentally impact adjacent properties.

Testimony in support of the request was also received from Emily Wolfson, a longtime resident of the area and community activist. Ms. Wolfson's testimony was somewhat consistent with the correspondence received from a neighboring business known as Velco Insurance Agency, Inc., and correspondence received from the Liberty Road Business Association. Both of those entities indicate that Mr. Forrester has upgraded the existing operation and that since his acquisition, the business has been a good neighbor. Although not condoning the work Mr. Forrester has done on the site without the benefit of the requisite permits, those letters endorse his proposal. Similar comments were received from the Office of Planning as set forth in their Zoning Advisory Committee (ZAC) comments. More specifically, that Office states that although they do not condone the alterations made to the property without first obtaining the requisite zoning approval, the proposal could be supported. Additionally, the Office of Planning recommends certain improvements to the site.

Testimony in opposition to the request was received from Ms. Khlor and Ms. Turnock. They expressed concern regarding the impacts of the business on the surrounding neighborhood. They are particularly concerned about the outside dining area and the potential noise from same.

Consideration of variance requests is governed by the provisions set out in Section 307 of the B.C.Z.R. That Section has been construed by the appellate courts of this state, most notably in Cromwell v. Ward, 102 Md. App. 609 (1995). Therein, the Court indicated that a

three-pronged test must be satisfied in order for variance relief to be granted. First, the property owner must show that the site is unique and that its uniqueness drives the need for variance relief. Second, that a denial of the variance and strict adherence to the zoning regulations would result in a practical difficulty for the owner; and finally, relief can be granted only if there will be no detrimental impacts to adjacent properties. Moreover, the Baltimore County Code authorizes the Zoning Commissioner to impose conditions and restrictions to minimize the impact of the requested relief.

As noted above, there are five variances at issue. In this case, I believe that same should be granted and that the Petitioner has met the burden established in Cromwell, infra, and Section 307 of the B.C.Z.R. The first two variances relate to the existing shed and patio area, which are located 7 feet and 3 feet, respectively, from the side property line. As shown on the site plan, the adjacent parcel on the affected side is owned and operated as a Ford dealership. Thus, it does not appear that the shed and patio area would adversely impact that use. Moreover, the variances are driven in this instance due to the unique shape of the property. In this regard, the property is narrow at its frontage and then widens significantly towards the rear of the site. The unusual shape of the property and the fact that all of the physical improvements are located towards the front of the site at its most narrow width are compelling factors which justify the variance relief.

Similarly, variance relief is justified from the RTA buffer and setback requirements. As noted above, the fact that the commercial use generally fronts Liberty Road is a compelling factor. The fourth variance relates to an existing condition. That is, the front of the existing building is located 51 feet from the right-of-way for Liberty Road. Although a small addition is proposed to the front of the building to "square off" the façade, it will likewise have a 51-foot setback. Variance relief is required because the average front setback for adjacent buildings is 96.5 feet. To require removal or relocation of the existing building is inappropriate and impractical.

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Date 6/12/02  
By [Signature]

The final variance relates to the number of parking spaces provided on the site. Testimony was offered in this regard. Apparently, Mr. Forrester has a shared parking arrangement with some of his neighbors and he indicated that his lot is rarely overcrowded. Based upon the testimony and evidence presented, I am persuaded that relief should be granted from the parking regulations.

In sum, I am persuaded that sufficient testimony was offered to support the granting of the variances. However, in approving the relief, I will impose certain conditions to insure that there will not be any adverse impacts to the surrounding neighborhood, particularly the residential community to the rear of the site. These restrictions are imposed in order to minimize impacts on the houses to the rear. Moreover, the Petitioner shall be required to make certain improvements to the parking lot and fence to further improve conditions on the property.

Pursuant to the advertisement, posting of the property and public hearing on these petitions held and for the reasons set forth above, the relief requested shall be granted, subject to the restrictions as set forth below.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of June, 2002 that the Petition for Special Hearing to approve a use permit for commercial parking in a residential zone, and an amendment to the previously approved site plans to reflect existing and proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 301.1.A to permit a side yard setback of 3 feet in lieu of the required 22.5 feet for an outdoor patio; from Section 238.2 to permit a side yard setback of as close as 7 feet in lieu of the required 30 feet for the existing building; from Section 1B01.1.B.1.3(2) & (5) to permit a Residential Transition Area (RTA) buffer and setback of 3 feet each in lieu of the required 50-foot buffer and 75-foot setback; from Sections 238.1 and 303.2 to permit a front building setback of 51 feet in lieu of the average front building setback of 96.5 feet; and, from Section 409.6.A.2 to permit 87 parking spaces in

lieu of the required 109 spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The board-on-board fence that screens the parking area from the residential area along Chapman Road shall be repaired and/or replaced, as necessary. In addition, the parking lot shall be repaired and/or resurfaced. The Petitioner shall have until July 1, 2003 to complete these improvements.
- 3) All outdoor lighting and speakers shall be directed towards the interior of the subject site and away from adjacent properties.
- 4) There shall be no bands or other live entertainment permitted in the Tiki Bar area. All recorded music in this area shall terminate at 9:00 PM Sunday through Thursday, and at 11:00 PM Fridays and Saturdays.
- 5) The Petitioner shall arrange for daily inspections of the property and parking area to maintain and keep same free and clear of all trash and debris.
- 6) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 4/12/02  
By [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 12, 2002

Steven D. Wyman, Esquire  
222 Bosley Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
SW/S Liberty Road, 230' NW of the c/l Chapman Road  
(9307 Liberty Road)  
2<sup>nd</sup> Election District – 2<sup>nd</sup> Council District  
Peter H. Christ, et ux & Stergios Trintis, et ux; Owners;  
Formar, Inc., t/a Tom's Sports Tavern - Petitioners  
Case No. 02-377-SPHA

Dear Mr. Wyman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Anthony J. DiPaula, Esquire, 34 South Main Street, Bel Air, Md. 21014  
Mr. & Mrs. Peter H. Christ, 1511 Customs Road, Baltimore, Md. 21237  
Mr. & Mrs. Stergios Trintis, 8108 Candle Lane, Baltimore, Md. 21237  
Mr. Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, Md. 21204  
Mr. Thomas Forrester, 9512 Winands Road, Randallstown, Md. 21133  
Ms. Emily Wolfson, 8506 Church Lane, Randallstown, Md. 21133  
Ms. Arna Y. Klohr, 3509 Chapman Road, Randallstown, Md. 21133  
Ms. Joanne L. Turnock, 3321 Offutt Road, Randallstown, Md. 21133  
Ms. Ruth A. Meerdter, 9206 Liberty Road, Randallstown, Md. 21133  
Code Enforcement Division, DPDM; Office of Planning; People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4307 LIBERTY RD.

which is presently zoned BR-AS, BR, ORS, S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

THOMAS FORRESTER  
FORMAR, INC., T/A TOM'S SPORTS TAVERN

Name - Type or Print

Signature

9307 LIBERTY RD. 410-922-4489

Address

Telephone No.

RANDALLSTOWN MD. 21133

City

State

Zip Code

## Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

THOMAS J. HOFF

Name

410-296-3668

406 W. PENNSYLVANIA AVE.

Address

Telephone No.

TOWSON MD

21204

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By SPH Date 03-08-07

## Attorney For Petitioner:

STEVEN D. WYMAN

Name - Type or Print

Signature

MAGGIO & WYMAN, P.A.

Company

410-296-5444

222 BOSLEY AVE., SUITE C-7

Address

Telephone No.

TOWSON, MD.

21204

City

State

Zip Code

Case No. 02-377 SPW7

Date 6/12/98  
By [Signature]

ORDER RECEIVED FOR FILING

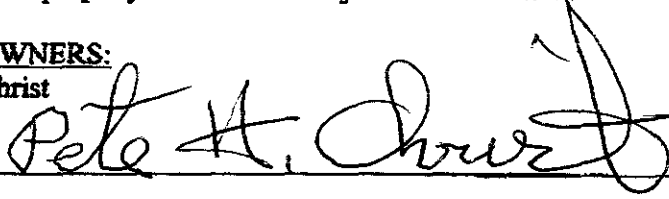


PETITION FOR SPECIAL HEARING  
9307 LIBERTY ROAD

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owners of the property which is the subject of this Petition.

LEGAL OWNERS:

Peter H. Christ

  
\_\_\_\_\_  
Signature

Flora Christ

  
\_\_\_\_\_  
Signature

1511 Customs Road  
Baltimore, MD 21237  
410-866-8892

Stergios Trintis

  
\_\_\_\_\_  
Signature

Katholiki Trintis

  
\_\_\_\_\_  
Signature

8108 Candle Lane  
Baltimore, MD 21237

ORIGINAL PROVIDED FOR FILING  
Date 6/12/02  
By [Signature]

02-377-SPHQ

ZONING RELIEF REQUESTED:

- 1) ~~SECTION 409.8.B.1. - SPECIAL HEARING FOR A USE PERMIT FOR~~  
COMMERCIAL PARKING IN A RESIDENTIAL ZONE.
- 2) SPECIAL HEARING TO AMEND ALL PREVIOUSLY APPROVED PLANS.

ORDER RECEIVED FOR FILING

Date

6/12/12

By

[Signature]

02-377-SP4A



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9307 LIBERTY RD.

which is presently zoned BR-A6, BR, DR3-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

THOMAS FORRESTER  
FORMAR, INC. T/A TOM'S SPORTS TAVERN

Name - Type or Print

Thomas E. Forrester

Signature

9307 LIBERTY RD. 410-922-4489

Address

RANDALLSTOWN MD.

Telephone No.

21133

City

State

Zip Code

**Attorney For Petitioner:**

STEVEN D. WYMAN

Name - Type or Print

Signature

MAGGIO & WYMAN, P.A.

Company

222 BOSLEY AVE., SUITE C-7 410-296-5444

Address

TOWSON, MD.

Telephone No.

21204

State

Zip Code

**Legal Owner(s):**

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

**Representative to be Contacted:**

THOMAS J. HOFF, INC.

Name

410-296-3668

406 W. PENNSYLVANIA AVE

Address

Telephone No.

TOWSON, MD.

21204

City

State

Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING

Reviewed By STJ

Date 03-08-02

Case No. 02-377-SP4A

By REV 9/15/98

ORDER RECEIVED FOR FILING

Date

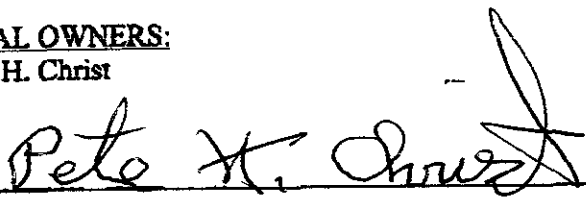
By

PETITION FOR VARIANCE  
9307 LIBERTY ROAD

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owners of the property which is the subject of this Petition.

LEGAL OWNERS:

Peter H. Christ

  
Signature

Flora Christ

  
Signature

1511 Customs Road  
Baltimore, MD 21237  
410-866-8892

Stergios Trintis

  
Signature

Katholiki Trintis

  
Signature

8108 Candle Lane  
Baltimore, MD 21237

ORDER RECEIVED FOR FILING

Date 6/12/02

By [Signature]

02-377-SP612

ZONING RELIEF REQUESTED:

- 1) SECTION 301.1.A. – VARIANCE TO ALLOW A SIDE YARD SETBACK FOR THE OUTDOOR PATIO OF 3 FEET IN LIEU OF THE REQUIRED 22.5 FEET.
- 2) ~~SECTION 238.2 – VARIANCE TO ALLOW A SIDE YARD SETBACK FOR THE BUILDING OF AS CLOSE AS 7 FEET IN LIEU OF THE REQUIRED 30 FEET.~~
- 3) SECTION 1B01.1.B.1.e. (2) & (5) – VARIANCE TO ALLOW A RTA BUFFER AND SETBACK OF 3 FEET IN LIEU OF A 75 FOOT SETBACK AND A 50 FOOT BUFFER, RESPECTIVELY.
- 4) SECTION 238.1 AND 303.2 – VARIANCE TO ALLOW A FRONT BUILDING SETBACK OF 51 FEET IN LIEU OF THE AVERAGE FRONT BUILDING SETBACK OF 96.5 FEET.
- 5) SECTION 409.6.A.2. – VARIANCE TO ALLOW 87 PARKING SPACES IN LIEU OF THE REQUIRED 109 PARKING SPACES.

ORDER RECEIVED FOR FILING

Date

By

07.377-SP42

**THOMAS J. HOFF, INC.**  
*Landscape Architects and Land Development Consultants*  
406 WEST PENNSYLVANIA AVENUE  
TOWSON, MD. 21204  
410-296-3668  
FAX 410-296-5326

March 7, 2002

**Description of 9307 Liberty Road, Tom's Sports Tavern, to Accompany Petition for Special Hearing for Parking.**

**BEGINNING FOR THE SAME** at a point on the east side property line of the above referenced property, 230.00 feet southwest of the northeastern most property corner, said property corner being 170 feet more or less from the centerline of Chapman Road.

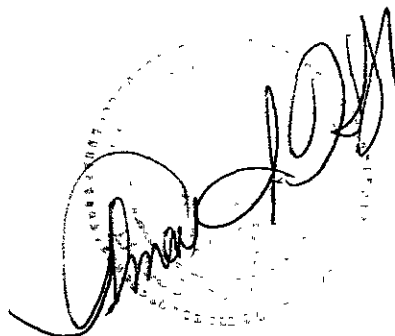
Thence binding on the BR-AS/DR 3.5 zoning line,

- 1) North 53 degrees 30 minutes 00 seconds West 49.40 feet, thence binding on the BR/DR-3.5 zoning line,
- 2) South 36 degrees 30 minutes 00 seconds West 66.97 feet, thence binding on the south property line
- 3) South 54 degrees 37 minutes East 49.40 feet, thence binding on the east property line
- 4) North 36 degrees 30 minutes East 66.00 feet to the place of beginning.

Containing 0.08 acres of land more or less.

**Note:**

This Description has been prepared for zoning purposes only.

A handwritten signature in black ink, appearing to read 'Thomas J. Hoff', is written over a faint circular stamp. The signature is fluid and cursive.

02-377-SPHA

# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-377-SPHA

9307 Liberty Road

SW/S of Liberty Road, 170' NW of centerline of Chapman Road

2nd Election District - 2nd Councilmanic District

Legal Owner(s): Peter H. & Flora Christ, Stergios &

Katholiki Trintis

Contract Purchaser: Thomas Forrester/Tom's Sport Tavern

**Special Hearing:** to allow a use permit for commercial parking in a residential zone, to amend all previously approved plans. **Variance:** to allow a side yard setback for the outdoor patio of 3 feet in lieu of the required 22.5 feet, also other variances, including setback, residential transition area and to permit 87 parking spaces in lieu of the required 109 spaces.

**Hearing: Tuesday, May 14, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.**

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 4/796 April 30

C535511

## CERTIFICATE OF PUBLICATION

5/3/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/30/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*J. Wilkinson*

LEGAL ADVERTISING

## CERTIFICATE OF POSTING

RE: Case No. 02-377-SPHA  
Petitioner/Developer:  
**Thomas Forrester-Tom's Sport  
Tavern**  
Hearing Date: 05/14/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

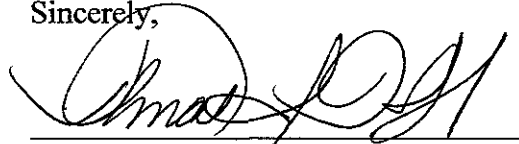
Attention: Mr. George Zahner

Ladies and Gentlemen:

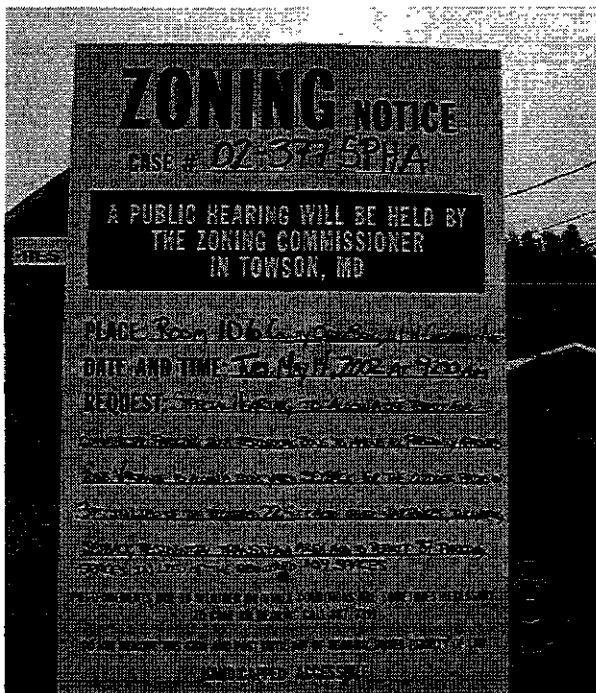
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **9307 Liberty Rd..**

The sign(s) were posted on **04/28/02.**

Sincerely,



Thomas J. Hoff  
Thomas J. Hoff, Inc.  
406 West Pennsylvania Avenue  
Towson, MD. 21204  
410-296-3668





TO: PATUXENT PUBLISHING COMPANY  
Tuesday, April 30, 2002 Issue – Jeffersonian

Please forward billing to:

Thomas J Hoff  
406 W Pennsylvania Avenue  
Towson MD 21204

410 296-3668

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-377-SPHA

9307 Liberty Road

SW/S of Liberty Road, 170' NW of centerline of Chapman Road

2<sup>nd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Peter H & Flora Christ, Stergios & Katholiki Trintis

Contract Purchaser: Thomas Forrester/Tom's Sport Tavern

Special Hearing to allow a use permit for commercial parking in a residential zone, to amend all previously approved plans. Variance to allow a side yard setback for the outdoor patio of 3 feet in lieu of the required 22.5 feet, also other variances, including setback, residential transition area and to permit 87 parking spaces in lieu of the required 109 spaces.

HEARING: Tuesday, May 14, 2002, at 9:00 a.m. in Room 106, Baltimore County Office Building,  
111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

March 27, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-377-SPHA  
9307 Liberty Road  
SW/S of Liberty Road, 170' NW of centerline of Chapman Road  
2<sup>nd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owner: Peter H & Flora Christ, Stergios & Katholiki Trintis  
Contract Purchaser: Thomas Forrester/Tom's Sport Tavern

Special Hearing to allow a use permit for commercial parking in a residential zone, to amend all previously approved plans. Variance to allow a side yard setback for the outdoor patio of 3 feet in lieu of the required 22.5 feet, also other variances, including setback, residential transition area and to permit 87 parking spaces in lieu of the required 109 spaces.

HEARING: Tuesday, May 14, 2002, at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

C: Steven D Wyman, Maggio & Wyman, 222 Bosley Avenue, Suite C-7, Towson 21204  
Mr. & Mrs. Peter Christ, 1511 Customs Road, Baltimore 21237  
Mr. & Mrs. Stergios Trintis, 8108 Candle Lane, Baltimore 21237  
Thomas J Hoff, 406 W Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 29, 2002.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 10, 2002

Steven D. Wyman Esquire  
Maggio & Wyman  
222 Bosley Avenue  
Suite C-7  
Towson, MD 21204

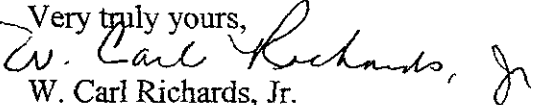
Dear Mr. Wyman:

RE: Case Number 02-377 SPHA, 9307 Liberty Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/8/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,  
  
W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Mr. & Mrs. Peter Christ 1511 Customs Road Baltimore Maryland 21237  
Mr. & Mrs. Stergios Trintis 8108 Candle Land Baltimore Maryland 21237  
Thomas J. Hoff 406 W. Pennsylvania Avenue Towson, Maryland 21204  
Thomas Forrester Formar Inc. T/A Tom's Sport Tavern 9307 Liberty  
Randallstown, Maryland 21133  
People's Counsel


Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** April 17, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for *March 25, 2002*  
*Item Nos. 360, 361, 362, 363, 364, 365,*  
*366, 367, 368, 369, 370, 371, 372, 373,*  
*375, 376 and 377*

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

March 18, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 18, 2002

Item No.: 360-366, 368, 370-377

Dear Ms. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *TBS/TGT*  
DATE: April 16, 2002

Zoning Advisory Committee Meeting of March 18, 2002

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, (377)

Waiting on AG Comments for #364, 368

RLS  
A/A

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS* *KBT*

DATE: April 25, 2002

Zoning Advisory Committee Meeting of March 18, 2002

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, (377)

No AG Comments for #364, 368

5/14

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** May 13, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

May 17

**SUBJECT:** 9307 Liberty Road

### INFORMATION:

**Item Number:** 02-377

**Petitioner:** Steven D. Wyman

**Zoning:** BR-AS, BR, DR 3.5

**Requested Action:** Variance/Special Hearing

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following concerns are addressed:

1. A site visit to the property indicates that the work for which the zoning approval is required has already been completed. This office does not condone completion of property alterations, however minor they may be, prior to obtaining the proper permits and zoning approval. It appears as though excavation occurred along the western edge of the property to allow for a concrete foundation for the outdoor patio area and service bar. Large chunks of concrete and debris were evident in the drainage area that runs along the western edge of the property that could potentially cause drainage problems if not cleared. Additionally, a portion of the macadam sidewalk in front of the new addition has collapsed. This condition is unsafe for pedestrians. This office requests that both of these conditions be inspected by the appropriate county agencies and corrected prior to approval by the hearing officer.



2. Portions of the board on board fence that screens the surface parking area from the residential area along Chapman Road, as well as the surface of the parking area are in disrepair. The applicant should replace the old fence and repair the paving where necessary.

Prepared by: Marla A. Cump

Section Chief: Steve Johnson

AFK/LL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3.19.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 377

JRA

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD ~~26~~ 26 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at [lgredlein@sha.state.md.us](mailto:lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
9307 Liberty Road, SW/S Liberty Rd,  
170' NW of c/l Chapman Rd  
2nd Election District, 2nd Councilmanic

Legal Owner: Peter & Flora Christ,  
Stergios & Katholiki Trintis  
Contract Purchaser: Formar Inc. t/a Tom's Sports Tavern  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\*  
\* Case No. 02-377-SPHA

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27<sup>th</sup> day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Steven D. Wyman, Esq., Maggio & Wyman, 222 Bosley Avenue, Suite C-7, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: March 21, 2002

TO: W. Carl Richards, Jr.  
Zoning Review Supervisor

FROM: Rick Wisnom, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 377  
Legal Owner/Petitioner Steve Trintis, Pete Christ  
Contract Purchaser: N/A  
Property Address: 9307 Liberty Rd.  
Location Description: S/W side Liberty Rd. 170' NW of  
Centerline of Chapman Rd.

VIOLATION INFORMATION: Case No. 01-4820  
Defendants: Thomas Forrester

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- |                          |     |   |
|--------------------------|-----|---|
| <input type="checkbox"/> | 1.  | Complaint letter/memo/email/fax (if applicable)   |
| X                        | 2.  | Complaint Intake Form/Code Enforcement Officer's report and notes   |
| X                        | 3.  | State Tax Assessment printout   |
| <input type="checkbox"/> | 4.  | State Tax Parcel Map (if applicable)  |
| <input type="checkbox"/> | 5.  | MVA Registration printout (if applicable)   |
| <input type="checkbox"/> | 6.  | Deed (if applicable)  |
| <input type="checkbox"/> | 7.  | Lease-Residential or Commercial (if applicable)   |
| <input type="checkbox"/> | 8.  | Photographs including dates taken   |
| X                        | 9.  | Correction Notice/Code Violation Notice   |
| <input type="checkbox"/> | 10. | Citation and Proof of Service (if applicable)   |
| <input type="checkbox"/> | 11. | Certified Mail Receipt (if applicable)  |
| <input type="checkbox"/> | 12. | Final Order of the Code Official/Hearing Officer (if applicable)  |
| <input type="checkbox"/> | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)   |
| <input type="checkbox"/> | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/rr  
C: Code Enforcement Officer

## CODE ENFORCEMENT REPORT

DATE: 7/20/01 INTAKE BY: Miller, J CASE #: 01-4820 INSPEC: Hohne, P.

## COMPLAINT

LOCATION: 9307 Liberty Road (Tom's Bar)ZIP CODE: 21133 DIST: \_\_\_\_\_

## COMPLAINANT

NAME: Anonymous

PHONE #: (H) \_\_\_\_\_

(W) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

PROBLEM: built a deck on side of building w/o permitIS THIS A RENTAL UNIT? YES \_\_\_\_\_ NO /IF YES, IS THIS SECTION 8? YES \_\_\_\_\_ NO /

## OWNER/TENANT

INFORMATION: can't locate owner: Thomas E. ForresterTAX ACCOUNT #: 0213751510

ZONING: \_\_\_\_\_

## INSPECTION:

## REINSPECTION:

## REINSPECTION:

## REINSPECTION:



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. <b>OC-4820</b>	Property No.	Zoning:
Name(s): <b>thomas forrester</b>		
Address: <b>9307 LIBERTY Rd 21133</b>		
Violation		
Location:		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

**BOCA 107.1**  
**BUILDING PERMIT REQUIRED FOR**  
**FENCE ON SIDE AND REAR**  
**OF BUILDING**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: <b>8-3-01</b>	Date Issued: <b>7-24-01</b>
-----------------------------	-----------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: <b>Richard ROTHLES</b>
------------------------------------

INSPECTOR: \_\_\_\_\_

**STOP WORK NOTICE**

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

Code Entry

Report

ROHLFS, R

Activity

Date Closed 8/03/2001

Case # Location

Apt Zip

Date Rec

Reinsp Dt

1-4820 9307 LIBERTY ROAD

21133

7/20/2001

8/03/2001

Case #: 0000000000

Complainant Name: (Last) ANONYMOUS (First)

Addr:

Str #

Dir Street Name

Type Apt

City

ST Zip

Phone: (Home)

(Work)

Item: BUILT A DECK ON SIDE OF BUILDING W/O PERMIT  
(TOM'S BAR)

Notes:

07/24/01 CONCRETE PATIO DOES NOT REQUIRE PERMIT. HOWEVER, FENCE AROUND PATIO DOES. THERE IS NONE ON FILE. ISSUED CORR. NO. REQUIRING PERMIT. A COPY OF THIS IS BEING FORWARDED TO B ALTO. CO. LIQUOR BOARD. P/U 08/03/01. R.ROHLFS/KH.\*\*\*  
08/03/01 PERMIT B458404 ISSUED 08/01/01 FOR FENCE. CLOSE CASE. R.ROHLFS/KH.\*\*\*

TIME: 09:03:22  
DATE: 03/20/2002

AUTOMATED PERMIT TRACKING SYSTEM  
GENERAL PERMIT APPLICATION DATA

PANEL BP1003M  
LAST UPDATE 08/01/2001  
PDM 14:01:31

PERMIT #: B458404 PROPERTY ADDRESS  
RECEIPT #: A434274 9307 LIBERTY RD  
CONTROL #: MC- SUBDIV: 158FT NW CHAPMAN RD  
XREF #: B458404 TAX ACCOUNT #: 0213/51510 DISTRICT/PRECINCT 02 10  
OWNERS INFORMATION (LAST, FIRST)  
FEE: 20.00 NAME: TRINTIS, STEVE & CHRIST, PETE  
PAID: 20.00 ADDR: 9307 LIBERTY RD 21133  
PAID BY: APPL

DATES APPLICANT INFORMATION  
APPLIED: 08/01/2001 NAME: THOMAS E FORRESTER  
ISSUED: 08/01/2001 COMPANY:  
OCCPNY: ADDR1: 9307 LIBERTY RD  
ADDR2: RANDALLSTOWN MD 21133  
INSPECTOR: 020 PHONE #: 410.922.4489 LICENSE #:  
NOTES: CM

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE  
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M

TIME: 09:03:34 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/01/2001  
DATE: 03/20/2002 BUILDING DETAIL 1 PDM 14:17:44

PERMIT # B458404 PLANS: CONST PLOT 1 DRC# DATA EL 2 PL 2  
TENANT TOM'S SPORTS TAVERN  
BUILDING CODE: 2 CONTR: OWNER  
IMPRV 1 ENGR:   
USE 10 FENCE SELLR:

FOUNDATION BASE WORK: CONSTRUCT 42LFT X 6FT WOOD FENCE IN REAR OF EX  
BAR/RESTAURANT

CONSTRUC FUEL SEWAGE WATER  
2 1E 1E

CENTRAL AIR  
ESTIMATED COST

PROPOSED USE: BAR & FENCE

OWNERSHIP: 1 EXISTING USE: BAR

RESIDENTIAL CAT:

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:  
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M

TIME: 09:03:43 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/01/2001  
DATE: 03/20/2002 BUILDING DETAIL 2 PDM 14:17:44

PERMIT #: B458404 BUILDING SIZE LOT SIZE AND SETBACKS  
FLOOR: SIZE: 0100.00 X 0000.00  
WIDTH: FRONT STREET:  
DEPTH: SIDE STREET:  
HEIGHT: FRONT SETB:  
STORIES: SIDE SETB:  
SIDE STR SETB:  
REAR SETB:

ZONING INFORMATION

DISTRICT: BLOCK: ASSESSMENTS  
PETITION: SECTION: LAND: 0195200.00  
DATE: LIBER: 000 IMPROVEMENTS: 0142900.00  
MAP: EOLIO: 000 TOTAL ASS.:



## PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
 PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

RA1001B

DATE: 03/20/2002

## STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:05:37

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE  
 02 13 751510 02 1-2 23-00 N NO 02/20/02

CRIST PETER H CRIST FLORA DESC-1.. IMPS.93 AC  
 TRINTIS STERGIOS TRINTIS K DESC-2.. 158FT NW CHAPMAN RD  
 9307 LIBERTY RD PREMISE.. 09303 LIBERTY RD

000000-0000

RANDALLSTOWN MD 21133-0000 FORMER OWNER: MORTYS INC

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	195,250	195,200				
IMPV:	120,520	142,900	TOTAL..	330,656	330,656	323,213
TOTL:	315,770	338,100	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0

DATE: 11/96 10/00

---- TAXABLE BASIS ---- FM DATE

02/03 ASSESS: 330,656 02/19/02

01/02 ASSESS: 323,213 06/01/01

00/01 ASSESS: 126,300 06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

RA1001C

DATE: 03/20/2002

## STANDARD ASSESSMENT INQUIRY (2)

TIME: 09:05:54

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE  
 02 13 751510 02 1-2 23-00 N NO 02/20/02

LOT.... BOOK.... 0000 MAP.... 0077 LOT WIDTH..... 100.00  
 BLOCK.. FOLIO... 0000 GRID.... 0007 LOT DEPTH..... .00  
 SECTION.. PARCEL.. 0021 LAND AREA.. 40510.000 S  
 PLAT.. YEAR BUILT..... 00

-----TRANSFER DATA-----

NUMBER..... 004463  
 DATE..... 05/05/78  
 PURCHASE PRICE..... 166,000  
 GROUND RENT..... 0  
 DEED REF LIBER..... 05882  
 DEED REF FOLIO..... 0343  
 CONVEYED IND..... 1  
 TOT-PART TRAN IND..... T  
 GRANTOR ACCT NO.. 02-13-751510

-----EXEMPT DATA-----

STATUS.....  
 CLASS CODE..... 000  
 STATE EXEMPT CODE..... 000  
 COUNTY EXEMPT CODE..... 000  
 CURR STATE EX ASMT.... 0  
 PRIOR STATE EX ASMT... 0  
 CURR COUNTY EX ASMT... 0  
 PRIOR COUNTY EX ASMT.. 0

CRITICAL NEW CONST CARD

AREAS CODE YEAR NO

04265

-----STRUCTURE-----

CODE SQ. FEET

3280

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

RA1001D

DATE: 03/20/2002

## STANDARD ASSESSMENT INQUIRY (3)

TIME: 09:06:02

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE  
 02 13 751510 02 1-2 23-00 N NO 02/20/02

-----STATE----- GEO CODE N/A LAND-USE

REC CREATE DATE.. 10/23/92 80 NO C

DELETE CODE..... A

DATE DELETED.....

LAST FM DATE..... 02/19/02

LAST FM TYPE..... C

PREV FM DATE.....

PREV FM TYPE.....

-----COUNTY-----

LAST LOAD DATE... 02/20/02  
PRIOR LOAD DATE.. 02/20/02

STATE TAXABLE ASSESS  
02/03 ASSESS: 330,656  
01/02 ASSESS: 323,213  
00/01 ASSESS: 126,300

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. <b>01-4820</b>	Property No. <b>0213751510</b>	Zoning: <b>B R A S</b>
Name(s): <b>Peter H + FLORA Crist</b> <b>Stengios + Kathaliki Trintis</b>		
Address: <b>9307 Liberty Rd, Randallstown MD 21133</b>		
Violation Location: <b>SAME</b>		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

**BCZR 236, 500.6**

**Failure to Comply with Restrictions stated in zoning Commissioners Case #02-377-SPHA, item #4 (ATTACHED). Any further infractions or violations of This order will result in a Citation being issued, a \$200<sup>00</sup> per day - per violation financial penalty being suggested, and a hearing being held.**

**Notice Delivered + Sent**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: <b>11-21-02</b>	Date Issued: <b>11-21-02</b>
----------------------------------	---------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: <b>Harry FAHL</b>
----------------------------------

INSPECTOR:

**STOP WORK NOTICE**

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR:

AGENCY



LIBERTY ROAD  
**BUSINESS ASSOCIATION**

9968 Liberty Road ♦ Randallstown, Maryland 21133  
Tel: 410.655.7766 ♦ Fax: 410.655.8065

MAY 13

May 9, 2002

Mr. Lawrence Schmidt  
401 Bosley Ave., Room 405  
Towson, MD 21204

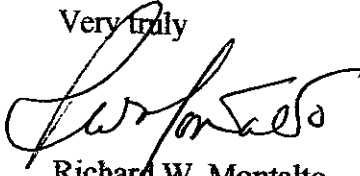
Re: Case 02-377-SPHH  
Thomas Forrester Forman Inc.  
T/A Tom's Sports Tavern

Dear Mr. Schmidt:

We are in support of the variances and request for the permit for commercial parking in a residential zone as requested by the above noted petitioner.

This does not imply that we condone that some of the work has already been accomplished.

Very truly



Richard W. Montalto  
President



**Medicare Supplementary Insurance Specialists**

May 13, 2002

To Whom it May Concern:

Re: Tom's Sports Tavern  
Patio Bar

Dear Sir or Madam:

I am the President of Velco Insurance Agency, Inc., a Life and Health Insurance agency which has been located in Randallstown for 19 of it's 25 years. Additionally, I have resided in Randallstown for 27 years. As such, I am well aware of what Randallstown has to offer in the way of business services and social pastimes. I believe that it is extremely important to keep the money which is spent on these services, by our fellow residents, in the local community.

It is to this end that I am writing this in support of the addition of the patio and "Tiki Bar" to Tom's Sports Tavern which is located at 9307 Liberty Rd.

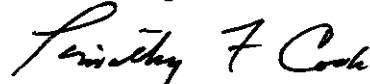
Ever since it's opening in August of 2000, Tom's has been recognized as an ideal meeting place for friends and business associates as well. The casual atmosphere is one that is just as conducive to an informal discussion with clients or colleagues as it is to simply relaxing at the end of the work day.

The patio is an enhancement of this social setting as we, the patrons, will have the option of enjoying food and beverages in an "outdoor cafe" as well as indoors.

In conclusion, I can see nothing but a positive impact for the community, as a whole, if Mr. Forrester is permitted to expand his business in this fashion. I certainly hope that this Board concurs.

Please feel free to contact me if I may be of further assistance.

Sincerely,

  
Timothy F. Cook  
President

Case Number \_\_\_\_\_

PLEASE PRINT LEGIBLY

**PROTESTANT'S SIGN-IN SHEET**

Name	Address	City, State	Zip Code
Arna L. Klob - <sup>Brice Run</sup> Neighborhood Assoc, Pres	3509 Chapman Rd	Randallstown Md	21133
Joanne L. Jurnock	3321 Offutt Rd.	"	"
Ruth A Meedler Meedler	9206 LIBERTY RD	"	21133
Emily Wolfson	8506 Church Lane Randallstown Md 21133	Randallstown Md.	21133

Case Number 02-377-SPHH

PLEASE PRINT LEGIBLY

## PETITIONER'S SIGN-IN SHEET

[illegible]

Revised 4/17/00

D.R. 5.5

BR

BL

D.R. 5.5

D.R. 5.5

BR-AS

BR-AS

BR

RO

BR

D.R. 3.5

D.R. 3.5

BR

72-73R

R.C. 5

9307 LIBERTY ROAD  
NW 7 I-J  
2ND DIST

26

5

N 26,000 N 26,000

N 27,000 N 27,000

N 28,000 N 28,000

W 54,000 W 54,000

E 855,000

N 28,000

AVE.

LIBERTY RD.

RD.

CHAPMAN RD.

CHAPMAN RD.

ROAD



*Extract of Draft Minutes of  
Emergency Meeting held Wednesday, May 8, 2002*

**BRICE RUN NEIGHBORHOOD ASSOCIATION**

The issue of Tom's Sports Tavern was brought before the Membership. The Officers discussed the meeting they had with Tom Forester of Tom's Sports Tavern on Monday, May 6, 2002. The Officers noted that he was a former police officer, seemed like a nice guy and had made an effort to eliminate the presence of drug dealers in his parking lot by allowing police surveillance. They also noted that he intended to use the exterior bar for a dining area/crab deck, supplemented by a pit beef stand, which was to include music and entertainment every day through 2 A.M. in the morning. They relayed his intention to close the exterior part of the bar/dining area/crab deck if business was insufficient that day to keep it open late, and that he offered to keep the volume of the music down if it was too loud for the neighbors.

The Officers presented a proposed Resolution for consideration by the Members. The Resolution was read, then amended by the Membership. Some Members present had been patrons of the tavern. Among the issues brought up was the fact that there were no means by which to compel Tom's Sports Tavern to exclude outside music to all hours of the night, limit hours of operation, or otherwise generally respect the preferences of the families living next door and nearby. The Resolution was amended to reflect the Membership's desire to oppose all of the zoning and any related requests of Tom's Sports Tavern. A quorum of the Membership voted unanimously for the Resolution.

*Prot No 1*

Resolution of  
**BRICE RUN NEIGHBORHOOD ASSOCIATION**

WHEREAS, Tom's Sports Tavern (the "Tavern"), located at 9307 Liberty Road, is seeking zoning approval to expand its business by adding an exterior bar, dinning area/crab deck and pit beef stand, among other improvements;

WHEREAS, among the improvements proposed for the Tavern is an exterior bar, dining area/crab deck and pit beef stand which are expected to be opened every day and night with operating hours through 2 A.M.;

WHEREAS, the exterior bar is envisioned to include speakers, music and occasionally live entertainment in a beach type atmosphere;

WHEREAS, there are three residences adjoining the property upon which the Tavern operates and numerous other residences in immediate proximity to the Tavern;

WHEREAS, there are families with young children and elderly residents who live within hearing distance of the Tavern;

WHEREAS, there is no shielding of the neighboring homes from the audible sound currently generated by the Tavern and no apparent provision in the plans to protect the neighboring homes from the immense amount of additional sound to be generated by the exterior presence of patrons and entertainment;

WHEREAS, there is no shielding of the neighboring homes from the lighting, likely required beyond 2 A.M., necessary to the operation of the exterior bar, dinning area/crab deck and pit beef stand and no apparent provision in the plans to protect the neighboring homes from such lighting;

WHEREAS, the presence of exterior speakers, other sound-generating devices such as televisions, live entertainment and lighting until 2 A.M. every morning will severely disrupt the sleep and reasonable tranquility of families in adjacent and neighboring homes;

WHEREAS, there is already a problem with inordinate amounts of alcohol-related litter in the neighborhood;

WHEREAS, an increase in the patronage of the Tavern will (i) further strain an already dangerous segment of Liberty Road notorious for severely limited visibility, excessive speed and many accidents, both minor and deadly, and (ii) cause parking problems in an area that is incapable of accommodating any overflow from the existing parking area, which parking area is to be reduced from 109 spaces to 87 even though patronage is to be increased by the requested improvements;

NOW THEREFORE, in recognition of our Association's mission to preserve and protect the residential quality and tranquility of our neighborhood and our wish to voice our opinion, we authorize our President, Arna Y. Klohr, or any member so designated by her if she is unable to fulfill

her duties, to represent us before the appropriate officials of Baltimore County before whom the zoning request hearing is to be held for Tom's Sports Tavern.

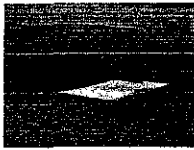
The designated representative of Brice Run Neighborhood Association will convey our position that while we reasonably recognize the needs of businesses around our neighborhood, we must balance those needs with the existing homes in the immediate vicinity. Our organization's mission is to preserve and protect the existing residential character of our neighborhood; consequently, we request that the zoning official(s) deny the variance, use permit and any additional requests for Tom's Sports Tavern located at 9307 Liberty Road due to, among other things, the adverse impact on quality of life in the neighborhood resulting from unreasonable noise and light pollution through 2 A.M., as well as the congestion and serious traffic problems it poses for both Liberty and Chapman Roads.

This Resolution is hereby adopted by a unanimous vote of a quorum of the members of Brice Run Neighborhood Association at the emergency meeting duly called by its officers this 8th day of May, 2002.

*Prot 262*



Tom's Building  
Permit 2.jpg



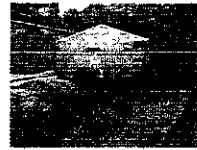
Tom's Building  
Permit.jpg



Tom's Ditchside  
1.jpg



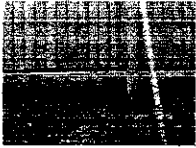
Tom's Ditchside  
2.jpg



Tom's Ditchside  
3.jpg



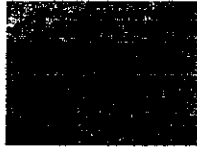
Tom's Ditchside  
4.jpg



Tom's Ditchside  
5.jpg



Tom's Ditchside  
6.jpg



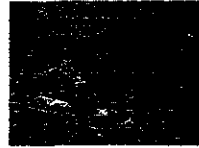
Tom's Rear  
Fence 1.jpg



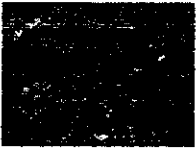
Tom's Rear  
Fence 2.jpg



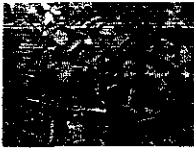
Tom's Rear  
Fence Trash 2.  
jpg



Tom's Rear  
Fence Trash 1.  
jpg



Tom's Rear  
Fence Trash 3.  
jpg



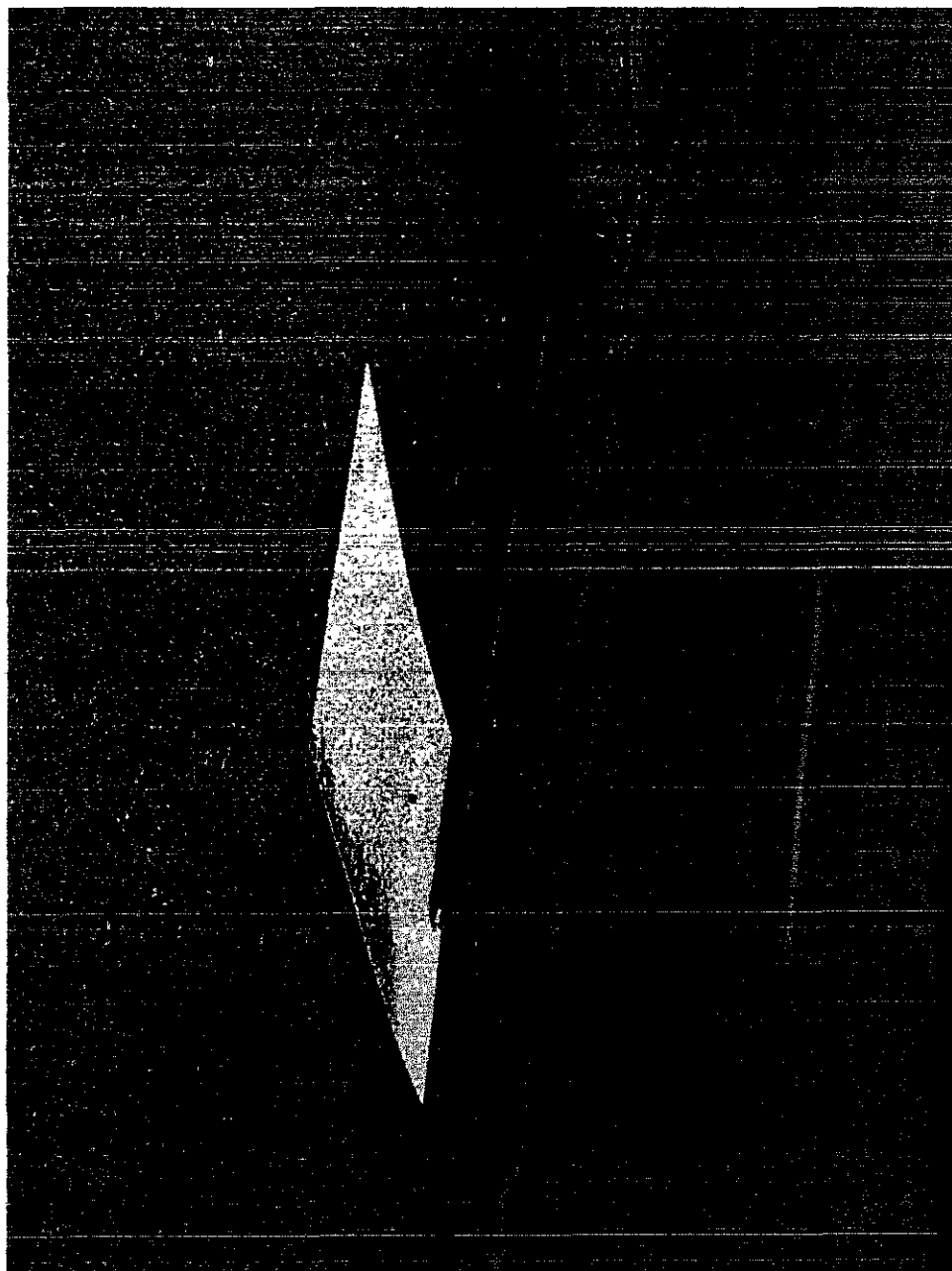
Tom's Rear  
Fence Trash 4.  
jpg

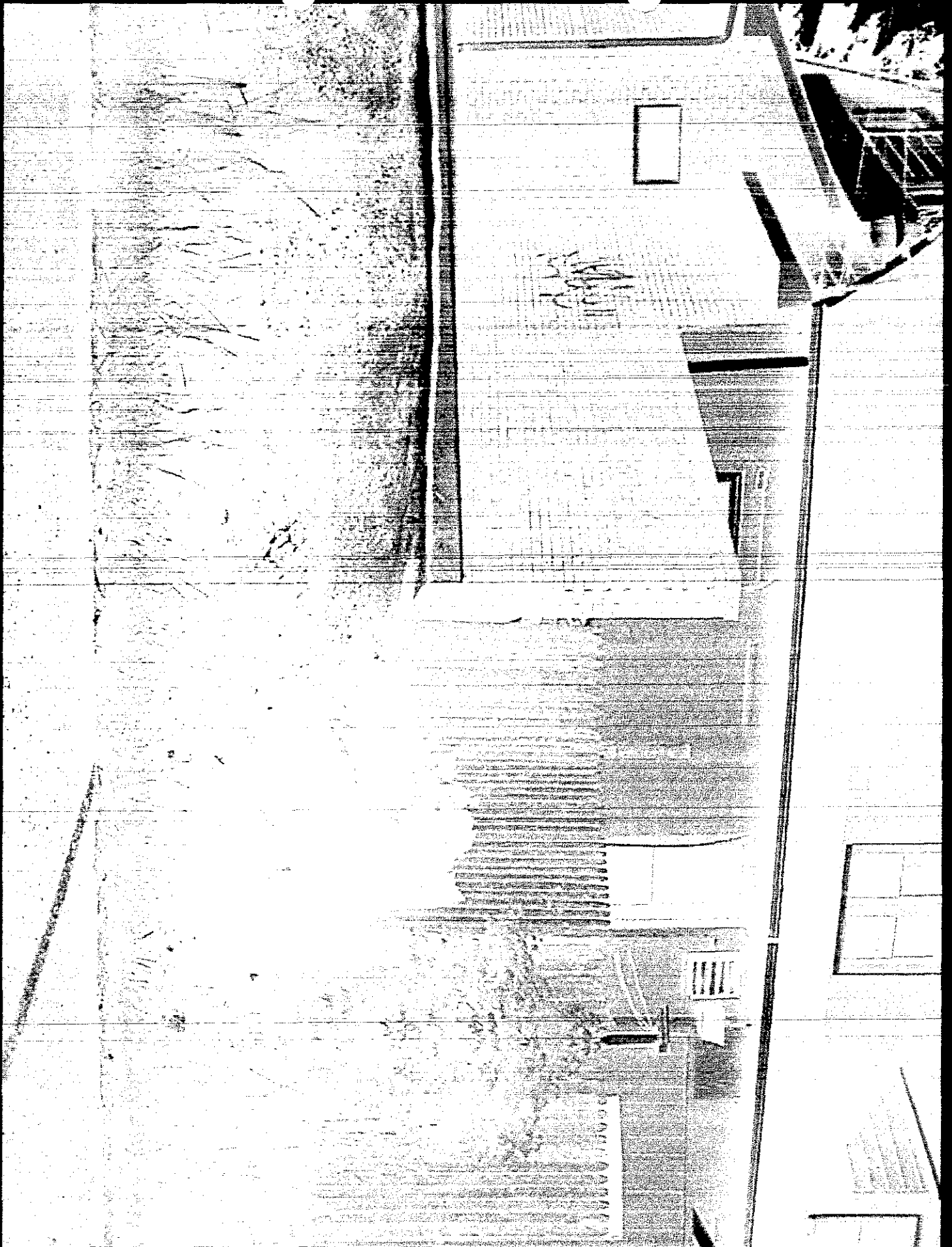


Tom's Current  
Construction.jpg

Prot No 3







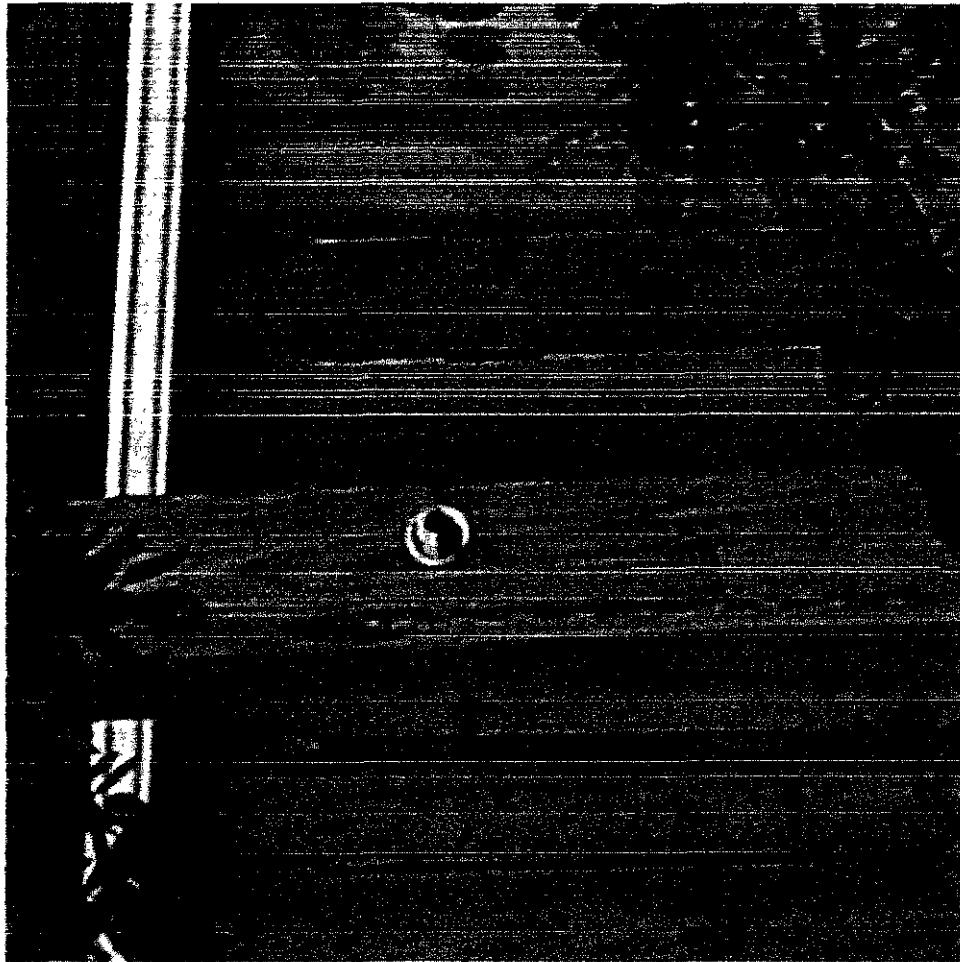






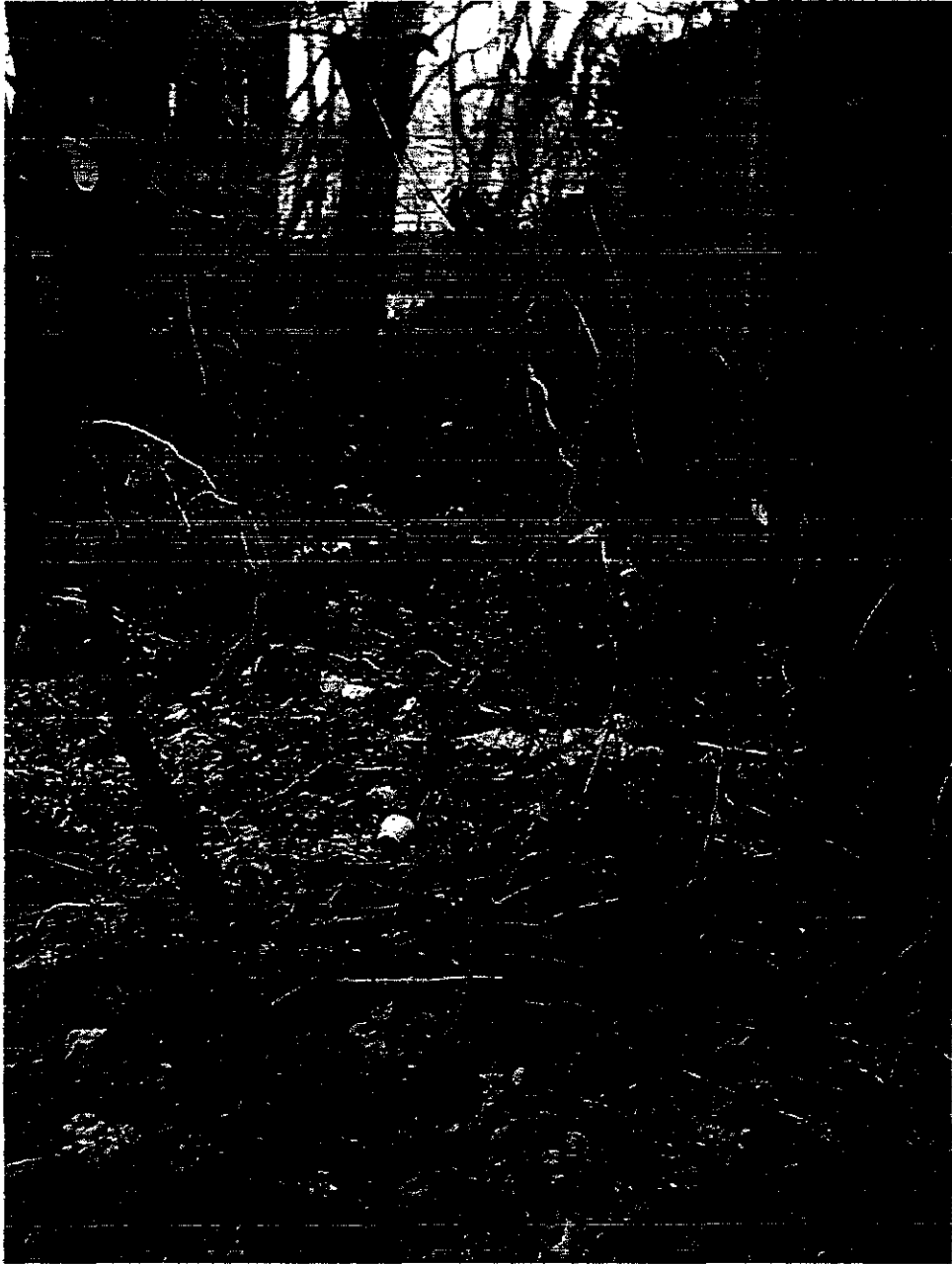


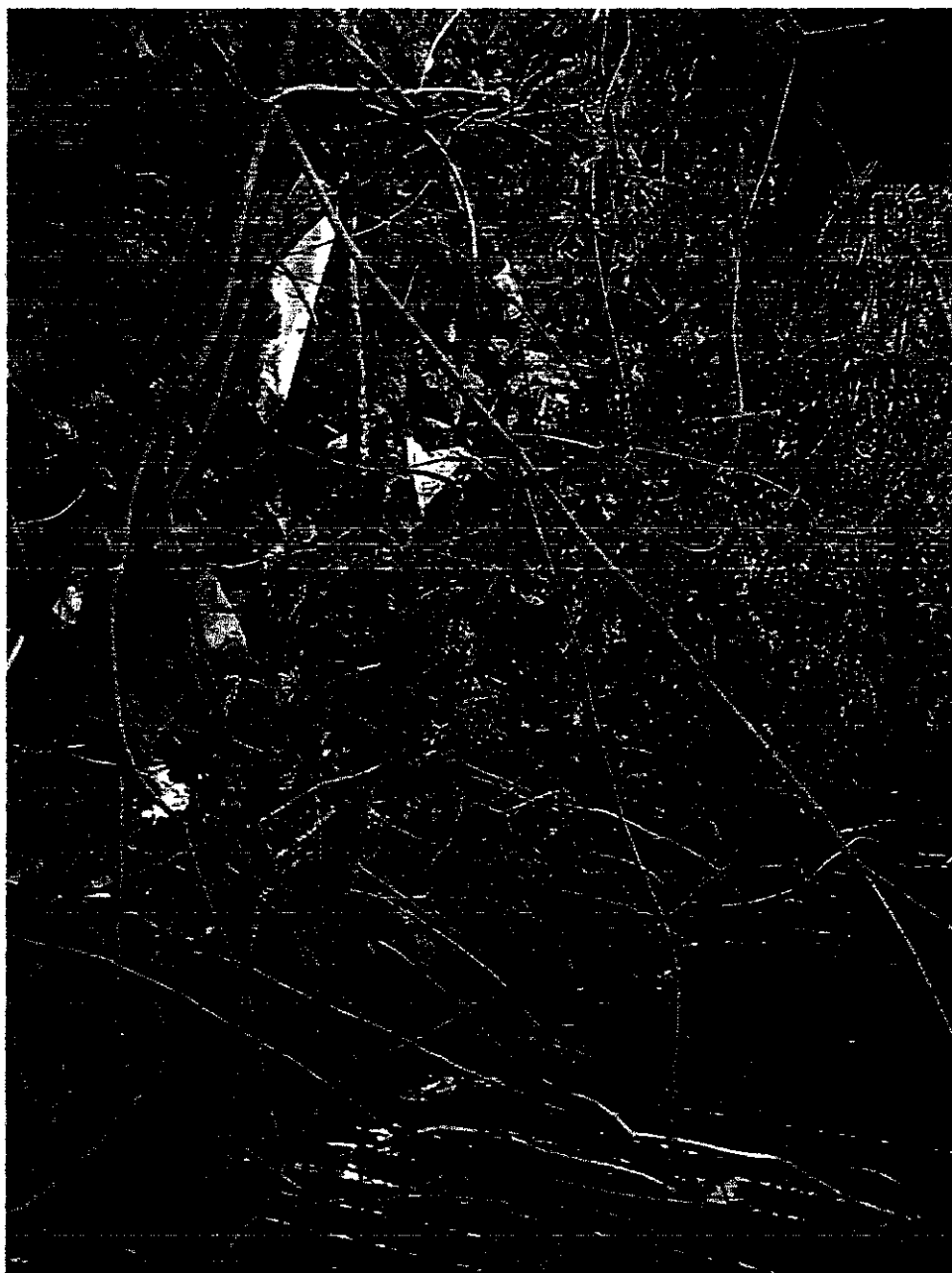








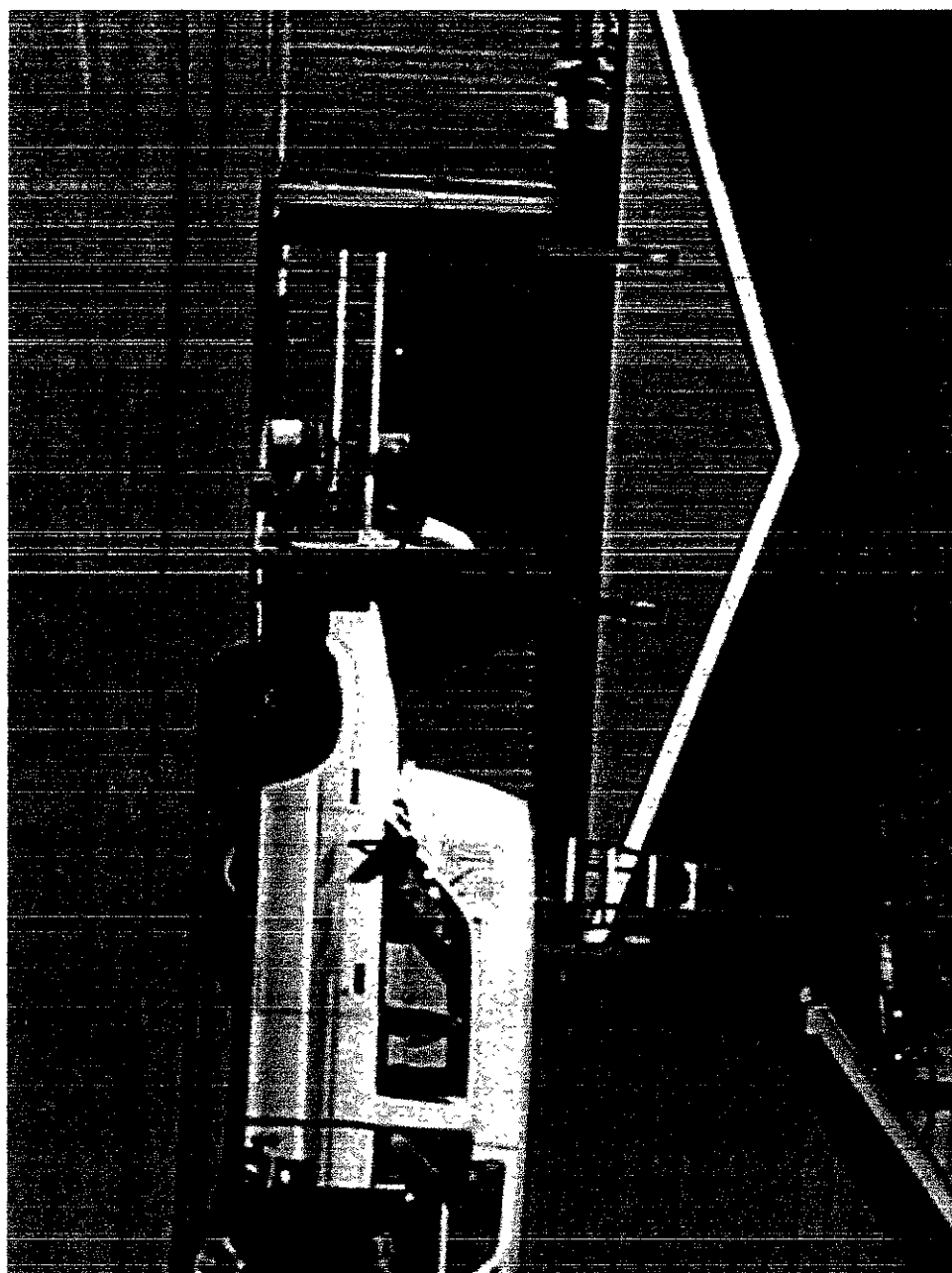














3A (LIKE 2B)



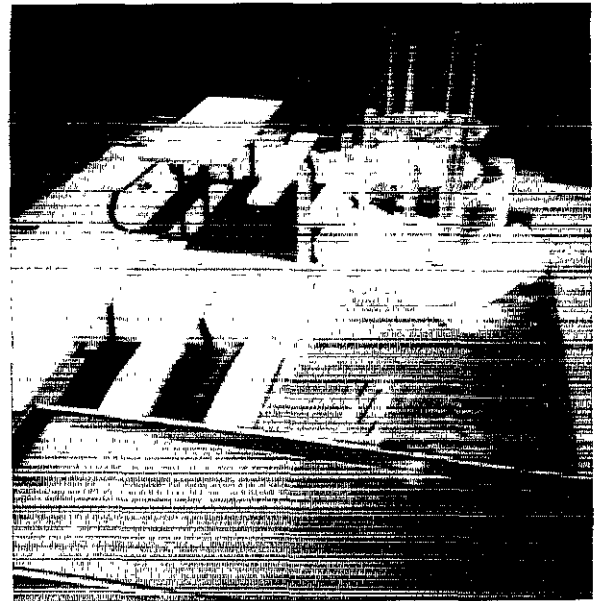
3B



3C



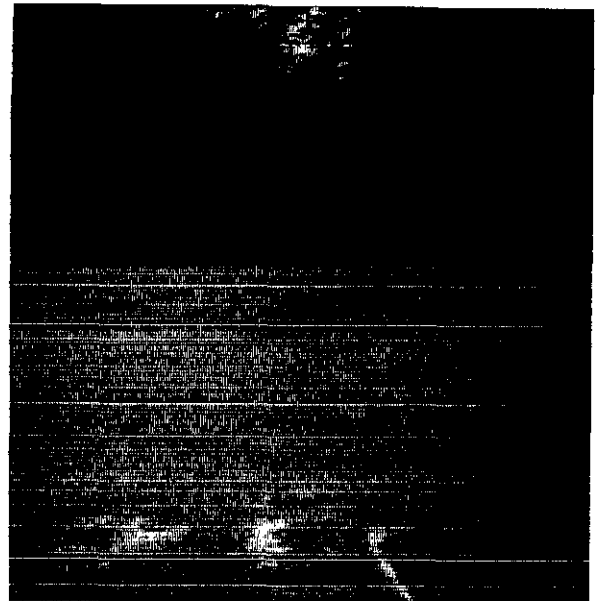
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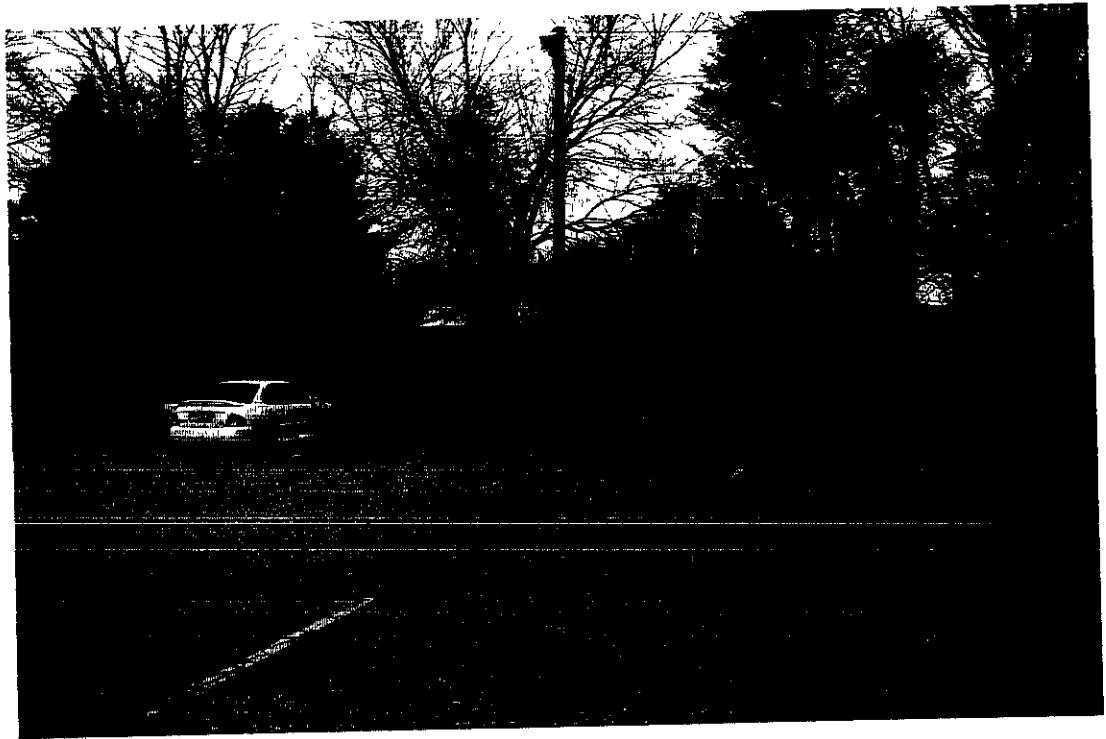


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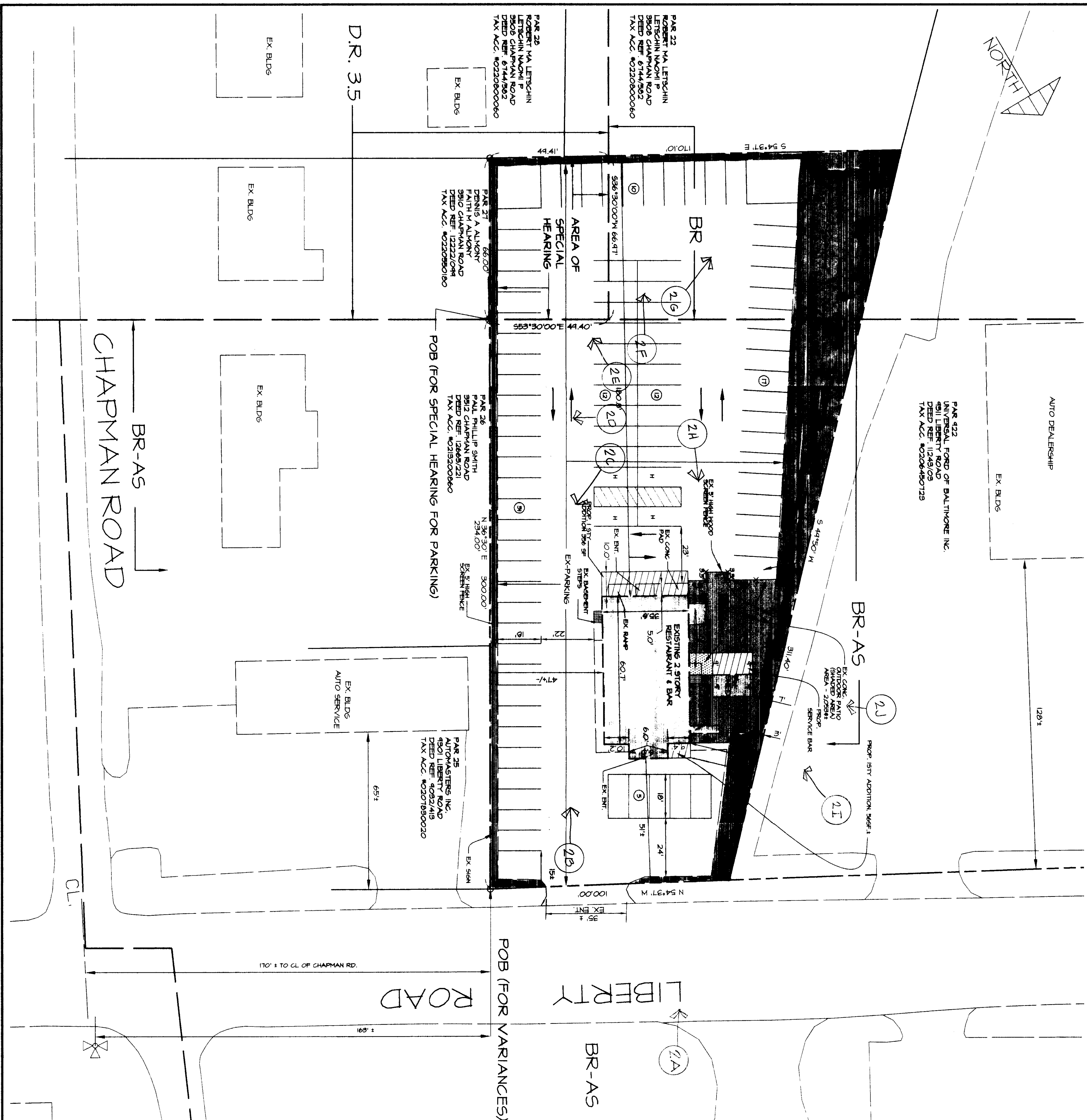






photograph  
2A - 2J  
and  
3A - 3F

02-377-~~GP~~NA



**PARKING NOTES**

- 1) PARKING LOT IS HICADAPED PAVED WITH CURB.
- 2) PARKING SPACES ARE STRIPED.
- 3) ANY EXISTING OR PROPOSED LIGHTING SHALL BE DESIGNED TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES & PUBLIC STREETS.

IN ADDITION TO ALL OTHER APPLICABLE REQUIREMENTS, THE PARKING IN THE RESIDENTIAL ZONE SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- a) THE LAND SO USED ADJOINING THE BUSINESS INVOLVED.
- b) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING FACILITY.
- c) NO LOADING, SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- d) LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE AND INTENSITY, AS REQUIRED.
- e) A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS IS PROVIDED AS SHOWN ON THIS PLAN.
- f) METHOD AND AREA OF OPERATION PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE SPECIFIED AND REGULATED. HOURS OF OPERATION ARE 8 AM TO 2 AM, MONDAY THROUGH SUNDAY.
- g) ANY CONDITIONS NOT LISTED ABOVE WHICH IN THE JUDGEMENT OF THE ZONING COMMISSIONER ARE NECESSARY TO ENSURE THAT THE PARKING WILL NOT BE DETRIMENTAL TO ADJACENT PROPERTIES.

**ZONING RELIEF REQUESTED:**

- 1) SECTION 301.1 - VARIANCE TO ALLOW A SIDE YARD SETBACK FOR THE OUTDOOR PATIO OR 3' IN LIEU OF THE REQUIRED 22.5'.
- 2) SECTION 299.2 - VARIANCE TO ALLOW A SIDE YARD SETBACK FOR THE BUILDING OF AS CLOSE AS 7' IN LIEU OF THE REQUIRED 30'.
- 3) SECTION 101.1 (2) & (3) - VARIANCE TO ALLOW A SIDE YARD SETBACK OF 15' IN LIEU OF A 15 FOOT SETBACK AND A 50 FOOT BUFFER, RESPECTIVELY.
- 4) SECTION 290.1 AND 309.2 - VARIANCE TO ALLOW A FRONT BUILDING SETBACK OF 5' FEET IN LIEU OF THE AVERAGE FRONT BUILDING SETBACK OF 40.5'.
- 5) SECTION 409.6.2 - VARIANCE TO ALLOW 87' PARKING SPACES IN LIEU OF THE REQUIRED 104'.
- 6) SECTION 409.6.1 - SPECIAL HEARING FOR A USE PERMIT FOR COMMERCIAL PARKING IN A RESIDENTIAL ZONE.
- 7) SPECIAL HEARING TO AMEND ALL PREVIOUSLY APPROVED PLANS.

**GENERAL NOTES:**

- 1) BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON THE RECORD SURVEY AND OTHER SOURCES. BOUNDARY SHOWN DOES NOT REPRESENT A FIELD RUN SURVEY.
- 2) PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- 3) ALL FUTURE SIGNS WILL COMPLY WITH SECTION 450 BCZR.
- 4) SITE IS NOT IN 100 YR. FLOOD PLAIN.
- 5) SITE IS NOT IN CHESAPEAKE BAY CRITICAL AREA.
- 6) SITE IS NOT IN ANY MORTUIM AREA.
- 7) THERE ARE NO HISTORICAL BUILDINGS ON SITE.

**VICINITY MAP**  
SCALE: 1"=500'

**SITE DATA:**  
NET SITE AREA: 0.92 AC ±  
EXISTING ZONING: BR-5  
BR-55 = 0.08 AC ±  
EXISTING USE: RESTAURANT, BAR & PACKAGE GOODS  
PROPOSED USE: SAME  
LICOR LICENSE = CLASS 'D'

**PARKING CALCULATIONS:**  
EXISTING BLDG 1ST FLOOR = 2257 S.F.  
2ND FLOOR = 100  
PROPOSED ADDITION = 56  
TOTAL FLOOR AREA = 2313  
(INCLUDING SHED & BAR)  
TOTAL BLDG AREA = 5422 S.F.

**TOTAL PARKING REQUIRED:** 104  
(2057/1000 SF)  
87 (INCLUDING 4 ACCESSIBLE SPACES)  
1 LOADING SPACE

**ZONING HISTORY:**  
CASE NO. 44-345-A - VARIANCE FOR A SIDEYARD OF 20' IN LIEU OF 30' VARIANCE TO PERMIT 14 SPACES IN LIEU OF REQUIRED 40 SPACES GRANTED 04/19/04  
CASE NO. 10-15-97H - USE PERMIT FOR COMMERCIAL PARKING IN A RESIDENTIAL ZONE DENIED BY ZONING COMMISSIONER AND DENIED BY BOARD OF APPEALS 04/04/00

**PLAN TO ACCOMPANY PETITION FOR VARIANCES & SPECIAL HEARING**  
**TOM'S SPORTS TAVERN**  
**4307 LIBERTY RD.**  
TAX MAP #11, GRID #1, PARCELS #21  
2ND ELECTION DISTRICT, 2ND CONGRESSIONAL DISTRICT, BALTIMORE COUNTY, MD

**THOMAS J. HOFF, INC.**  
LAND DEVELOPMENT CONSULTANTS  
LANDSCAPE ARCHITECTS  
406 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
410-246-3666 FAX 410-246-5326

**OWNER:**  
PETER H. CHRIST & FLORENCE CHRIST  
STERLING & KATHOLIK TRINITY  
4307 LIBERTY ROAD  
DEED REF. 3602/343  
TAX ACC. 02137510

**APPLICANT:**  
THOMAS FORESTER  
4307 LIBERTY ROAD  
RANDALLSTOWN, MD 21133

**REVISIONS:**

NO.	DESCRIPTION
1	AS SHOWN

**DRAWING NUMBER:** ZP-1

**SHEET** | **OF**